

**ENVIRONMENTAL ASSESSMENT COMMITTEE
ACTION AGENDA**

**Tuesday, April 21, 2009
9:00 A.M.**

City Council Chambers – Caucus Room

- 1. Application: ENVIRONMENTAL ASSESSMENT NO. 08-001 (Edison Park Master Plan) – continued from the Nov. 10, 2008 EAC meeting**

Applicant: City of Huntington Beach
Community Services Department
2000 Main Street
Huntington Beach, CA 92648
Contact: Vickie Nuse
Phone: (714) 374-1640

Request: The park master plan proposes to reconfigure existing open space areas, add recreational amenities including bocce ball courts and a skate park, reconfigure and expand the existing parking facility, construct a new parking facility, install new landscape and hardscape improvements including fencing around the existing fire station and walking paths, and install four practice soccer fields and a multi-purpose field. The master plan is proposed to be carried out in four phases of construction over eight years.

Location: 21372 Magnolia Street (northwest corner of Magnolia St. and Hamilton Ave.)

Project Planner: Rami Talleh, Senior Planner

ON A MOTION BY MULVIHILL, SECONDED BY BROEREN, THE EAC APPROVED THE PROCESSING OF A MITIGATED NEGATIVE DECLARATION WITH MODIFICATIONS.

***Ayes: Two (Broeren, Mulvihill)
Noes: None
Absent: One (DeBow)***

- 2. Application: ENVIRONMENTAL ASSESSMENT NO. 08-004 (Harmony Cove Residential Condo and Marina Development) – continued from the March 17, 2009 EAC meeting**

Applicant: Michael C. Adams Associates
P.O. Box 382
Huntington Beach, CA 92648
Contact: Mike Adams
Phone: (714) 374-5678

Request: The proposed project is a request to amend the City's General Plan, Zoning, and Local Coastal Program to allow for residential development and to permit the construction of 15 condominium units and a 27-boat slip marina. The project site is 2.28 acres, 1.00 acre of which is terra firma and 1.28 acres which is submerged. The 1.91-acre portion of the project site is owned by the property owner and the 0.37-acre portion is owned by the State Lands Commission. The project proposes to include the the State Lands Commission portion into the project site.

The residential project will consist of three levels of housing over one level of subterranean parking and consist of eight two-bedroom, five three-bedroom, and two four-bedroom units ranging in size from 1,294 sq. ft. to 2,454 sq. ft. The proposed buildings will range from 35 feet to 40 feet high. The marina component consists of 15 private slips and 12 commercial slips; 19 boat slips within the the water portion of the property owned by the property owner, 6 boat slips within the State Lands Commission jurisdiction and 2 boat slips are within City property. Fifteen boat slips will be assigned to the residential units within the project and twelve boat slips will be available to the general public. The project proposes 43 subterranean parking spaces and 10 surface parking spaces. Access to the site is proposed via a new two-way driveway along Warner Avenue.

Location: 3901 Warner Avenue (north side of Warner Avenue, west of Weatherly Lane)—Former Percy Park.

Project Planner: Tess Nguyen, Associate Planner

***ON A MOTION BY MULVIHILL, SECONDED BY BROEREN, THE EAC
CONTINUED THE PROCESSING OF THE ENVIRONMENTAL
ASSESSMENT TO A DATE UNCERTAIN AT THE APPLICANT'S
REQUEST.***

Ayes: Two (Broeren, Mulvihill)

Noes: None

Absent: One (DeBow)

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. The appeal fee is \$494 for all appeals.